

# 33 Athol Road, Noble Park, Vic 3174

AREA SPECIALIST

## House For Sale

Friday, 24 May 2024

33 Athol Road, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Area: 719 m2

Type: House



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**\$700,000 - \$770,000**

Its Addressed: Combining original charm with endless potential, this solid brick home resides on a sizeable sun-drenched block, situated within an enviable five-minute radius of shops, schools and transport options. Whether you're looking to invest, renovate, redevelop or simply enjoy as it is, there's something here for everyone. The expansive 719sqm parcel of land (approx.) provides a desirable north-to-rear aspect to maximise natural light, which is perfect for that dream family sanctuary or subdividing the block (STCA). Commanding attention with its neat red-brick facade, the property opens with a comforting colour palette, consisting of freshly painted walls in a soft neutral tone and new floating floors. Ideal for welcoming guests and enjoying cosy TV evenings, the spacious living room reveals split-system air conditioning and a feature fireplace, flowing to the tiled dining area and fully equipped gas kitchen. Accessed via a central rear door, the huge sunlit backyard benefits from gated side access and plenty of room for the kids' playset, a thriving veggie garden, a game of summer cricket and maybe even a pool (STCA). Completing the picture, the three bedrooms are peaceful and generously sized, sharing the tidy family bathroom which features a bath, shower cubicle and separate w/c. There's plenty of space for parking on the long front driveway, while practical extras include blinds throughout, LED downlights, NBN connectivity and security screen doors. Life in this leafy pocket of Noble Park prioritises convenience, placing its new residents within walking distance of Noble Park Primary School, Keysborough Secondary College and Kingsclere Shopping Centre. The property is also moments from Noble Park's shops and restaurants, while close to Parkmore, popular Ross Reserve and local sporting grounds. Seamless city commuting is covered courtesy of nearby Noble Park Station, the Monash Freeway and Eastlink. Revel in this home's impeccable presentation, superb location and exciting potential. Explore the possibilities on offer by contacting us today for a priority inspection.

Property specifications: Original red-brick home on a sizeable block with a north-to-rear aspect. Fresh paint features throughout alongside new timber-style floating floors. Comfortable living room with split-system AC and feature fireplace. Kitchen has freestanding oven with gas cooktop, ample storage. Three generous bedrooms, two built-in robes, bathroom has bath. Laundry with adjoining w/c, huge backyard and off-street parking. NBN connection, screen doors, blinds throughout, leafy outlooks. For more Real Estate in Noble Park, contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.